

COUNTY OF KENDALL, ILLINOIS
ECONOMIC DEVELOPMENT/ ADMINISTRATION COMMITTEE
Meeting Minutes for Thursday February 23, 2023, at 5:30 p.m.

Call to Order

The meeting was called to order by Committee Chair Elizabeth Flowers at 5:30pm.

Roll Call

Attendee	Status	Arrived	Left Meeting
Elizabeth Flowers	Present		
Scott Gengler	Here		
Dan Koukol	Here		
Brooke Shanley	Here		
Seth Wormley	Here		

Others Present: Roger Bonuchi, Taylor Cosgrove, Brianna Falk, Scott Koeppel

Approval of Agenda –

Chair Flowers made changes to the agenda. Public Comment was moved to after approval of January 19th, 2023 minutes. Under New Committee Business item A & item B have been switched.

Member Wormley made a motion to approve the updated agenda, second by Member Koukol. **With 5 members voting aye, the motion carried by a vote of 5-0.**

Approval of January 19, 2023, Meeting Minutes –

Member Gengler made a motion to approve minutes, second by Member Shanley. **With 5 members voting aye, the motion carried by a vote of 5 -0.**

Public Comment- None

Committee Reports and Updates

A. Animal Control Department Update – Animal Control Director Taylor Cosgrove reviewed January 2023's reports. Intake is reportedly high in January with 46 intakes (25 being dogs) 14 cats have left the building leaving a total of about 30 animals. Bite report for January were 18. Two dogs out of 18 were euthanized after the incident the rest were managed accordingly. Ms. Cosgrove also mentioned that KCAC is working on hiring a part time position. The former part time employee has accepted to be full time. Written report provided.

Mr. Koeppel was contacted by a resident regarding a dog bite and the procedures on following a dog bite. After working with law enforcement on different procedures in dealing with an animal at large vs a vicious dog, staff is researching ways to give Animal Control a little more

reinforcement authority to take better action on dog bite reports. Staff will work on a presentation for an upcoming committee meeting.

- B. **Emergency Management Agency Update** – Director Roger Bonuchi gave a brief update on Emergency Management Agency. EOP rewrite, ILCATT rewrite, and reaccreditation have been pushed out to 2024. The state is changing the accreditation every 3 yrs. instead of 2 years. Light Tower has been approved by the Finance Committee and will be on the next county board agenda for final approval.

New Committee Business

- A. ***Discussion MEDC Abatement Request for a Project in the Village of Montgomery-**

Kate Coxworth who represents Karis Acquisitions, LLC gave a brief presentation on the Montgomery Project. Karis is the contract purchaser of a 200-acre site in Montgomery and plans to develop that site with a \$280-\$440 million industrial project.

Montgomery Economic Development Commission (MEDC) is requesting a 75% 10-year abatement from the school district & County for this project. Executive director of MEDC, Charlene Coulombe, was present and gave a brief explanation as to why the 10-year abatement request. Committee members were not in favor and discussed forwarding to the April Committee of the Whole for further discussion.

Member Gengler made a motion to forward to Committee of the Whole, second by Member Koukol. **With 5 members voting aye, the motion carried by a vote of 5-0.**

- B. ***Discussion DHL Property Tax Abatement Agreement-** Mr. Koeppel stated that the previous board previously approved a 3-year tax abatement. The drafted agreement was sent to DHL for review, a couple of changes were requested. The Committee agreed to all changes. Staff will make the final updates and will send out for final review. It will be brought back to full County Board for final approval.
- C. ****MOTION VV (Fwd to CB)*** Resolution Authorizing Execution and Amendment of Section 5311 Grant Agreement- Mr. Koeppel briefed the committee regarding the 5311 grant and Kendall Area Transit (KAT). This is presented to committee annually. Committee has agreed to forward to County Board meeting.

Member Gengler made a motion to forward to County Board, second by Member Wormley. **With 5 members voting aye, the motion carried by a vote of 5 -0.**

- D. ****MOTION VV (Fwd to CB)*** Resolution Granting the Kendall County Administrator Signature Authority for the Kendall Area Transit Program on Behalf of Kendall County, Illinois- This resolution allows county administrator to sign documents for the Kendall Area Transit program. This will help speed things up. This resolution will be good for one year.

Member Shanley made a motion to forward to County Board, second by Member Gengler. **With 5 members voting aye, the motion carried by a vote of 5-0.**

- E. ****UPDATE:*** Molto Properties LLC Property Tax Abatement Update- Mr. Koepfel briefed the committee on the Molto Properties project in Minooka, Illinois. Molto is requesting a change in agreement. Because of the price in steel, they are looking to build two 500,000 sq ft warehouses instead of one 1,000,000 sq ft warehouse. Staff will work with Dan Duffy on new terms and will present to committee for approval. This committee had previously approved but will need to go through the approval process again due to new terms.

- F. ****MOTION (VV) (Fwd to CB)*** Greater Chicago land Economic Partnership Agreement- The committee previously voted to approve the partnership with Greater Chicago land Economic, now the agreement will be forwarded to County Board for final approval and signature.

Member Gengler made a motion to forward to County Board, second by Member Shanley. **With 5 members voting aye, the motion carried by a vote of 5 -0.**

Old Committee Business –None

Chairman's Report –None

Questions for the Media- None

Executive Session – None

Items for the Committee of the Whole Meeting –

- MEDC Abatement Request for a Project in the Village of Montgomery

Action Items for County Board-

- Approval of a Resolution Authorizing Execution and Amendment of Section 5311 Grant Agreement
- Approval of Resolution Granting the Kendall County Administrator Signature Authority for the Kendall Area Transit Program on Behalf of Kendall County, Illinois
- Approval of Greater Chicago land Economic Partnership Agreement

Adjournment – Member Shanley made a motion to adjourn, second by Member Koukol. **With members present in agreement; the meeting was adjourned at 6:35p.m.**

Respectfully submitted,
Nancy Villa,
Executive Administrative Assistant